

**AGENDA FOR THE REGULARLY SCHEDULED CITY OF COLLEGEDALE COMMISSION
MEETING TO BE HELD IN THE MUNICIPAL BUILDING IN COLLEGEDALE, TENNESSEE, ON
MONDAY, APRIL 18, 2011 AT 6:00 P.M.**

- I. Call to Order by the Mayor
- II. Invocation
- III. Roll Call by City Recorder
- IV. Approval of previous meeting minutes
 - 1. April 4 , 2011 – Commission Meeting
- V. Comments from Citizens
- VI. Unfinished Business
 - 1. **PUBLIC HEARING, SECOND AND FINAL READING**
Ordinance # 766, Rezoning Request, Little Debbie Parkway
~Recommended by Planning Commission~
- VII. New Business
 - 1. Presentation by City of Chattanooga Commissioner Sally Robinson
 - 2. First Reading, Ordinance # 767, Amend Zoning Ordinance, Parking in MU-TC District
~Recommended by Planning Commission~
 - 3. First Reading, Ordinance # 768, Design Review Commission
~Recommended by Planning Commission~
 - 4. First Reading, Ordinance # 769, Commercial Design Standards
~Recommended by Planning Commission~
 - 5. First Reading, Ordinance # 770, Planning Commission Membership
 - 6. First and Final Reading, Resolution # 366, Request for Plan of Services Study for Annexation, Hamilton County Tax Map 140 171.02, and Hamilton County Tax Map 140C, Group C, Parcels 1.00, 2.00, 3.00, 4.00, and 5.00.
 - 7. First and Final Reading, Resolution # 367, Request for Plan of Services Study for Annexation, Hamilton County Tax Map 140F, Group A, Parcel
- VIII. Request for reports from City Administration/Commissioners by the Mayor
- IX. Adjournment

ORDINANCE # _____

**AN ORDINANCE TO AMEND THE OFFICAL ZONING MAP TO REZONE
PROPERTY ON LITTLE DEBBIE PARKWAY FROM C-2 (SHOPPING
CENTER COMMERCIAL DISTRICT) TO MU-TC (MIXED USE TOWN
CENTER DISTRICT), SAID AREA BEING LOCATED WITHIN THE
CORPORATE LIMITS OF THE CITY OF COLLEGEDALE, TENNESSEE**

(Portion of Hamilton County Tax Map 131 096.10)

- WHEREAS,** the authority granted in Tennessee Code Annotated (TCA) Section 13-7-201 allows for the zoning of territory within a municipality; and
- WHEREAS,** the Collegedale Municipal Planning Commission has certified zoning districts as provided in TCA Section 13-7-202; and
- WHEREAS,** TCA Section 13-7-204 authorizes amendments to a zoning map; and
- WHEREAS,** in accordance with TCA Section 13-7-203 subsection (b), the Collegedale Municipal Planning Commission made a recommendation on the zoning of said property to the Board of Mayor and Commissioners; and
- WHEREAS,** in accordance with TCA Section 13-7-203, subsection (a) a public hearing was held with at least fifteen (15) day's notice being given prior to final reading of this ordinance; and
- WHEREAS,** in accordance with TCA Section 13-7-201, the chief legislative body is authorized and empowered to rezone properties conditionally or based upon contract, where the agreed conditions are designed to ameliorate injuries created by the rezoning to surrounding property interests or to municipal interests;

NOW THEREFORE, BE IT ORDAINED by the Board of Mayor and Commissioners of the City of Collegedale, Tennessee that the Official Zoning Map referenced in Section 3.02 of the Collegedale Zoning Ordinance be amended as described more accurately within the body of this ordinance:

Section 1: This change in zoning will affect approximately 19.54 of parcel 096.10 on Hamilton County Tax Map 131 (parcel numbers may change as a result of subdivision). A Mixed Use Town Center Zoning District presently adjoins said property. The following described property shall be zoned MU-TC (Mixed Use Town Center District) on the Official Collegedale Zoning Map as stated below and shown on the attached illustrations:

Boundary Description for Area to be Zoned MU-TC

BEGINNING at a point in the Western Right-of-Way of Little Debbie Parkway at the intersection of the Northeast corner of the Graham property as recorded in D.B. 2991 Pg. 58 (Hamilton County Tax Map 140 Parcel 177.01) and the Southeast corner of the Rogers property as described in D.B. 7513 Pg. 425 (Hamilton County Tax Map 131 Parcel 096.10)

THENCE leaving said Right-of-Way N 67°15'31" W a distance of 533.13' to a point;
THENCE S 88°53'21" W a distance of 690.90' to a point;
THENCE N 21°43'14" E a distance of 1037.55' to a point;
THENCE N 78°09'45" E a distance of 477.14' to a point;
THENCE S 11°50'15" E a distance of 599.70' to a point;
THENCE N 78°09'45" E a distance of 212.27' to a point in the Western Right-of-Way of Little Debbie Parkway;
THENCE along said Right-of-Way S 01°41'51" W a distance of 182.89' to a point;
THENCE S 16°22'31" E a distance of 192.01' to a point;
THENCE S 07°56'37" W a distance of 23.00' to a point;
THENCE leaving said Right-of-Way N 89°07'00" W a distance of 271.00' to a point;
THENCE S 07°55'53" W a distance of 169.33' to a point;
THENCE S 67°15'31" E a distance of 19.28' to a point;
THENCE with a curve turning to the left with an arc length of 11.14', and a radius of 95.00' to a point,;
THENCE S 73°58'35" E a distance of 146.02' to a point;
THENCE S 75°05'08" E a distance of 60.70' to a point;
THENCE S 67°15'31" E a distance of 35.72' to a point;
THENCE S 07°56'37" W a distance of 77.57' to a point;
which is the POINT OF BEGINNING.,
Having an area of 19.54 Acres.

Section 2: In accordance with Tennessee Code Annotated 13-7-201, the Collegedale Board of Mayor and Commissioners is authorized and empowered to rezone properties conditionally or based upon contract, where agreed conditions are designed to ameliorate injuries created by the rezoning to surrounding property interests or to municipal interests. The Collegedale Board of Mayor and Commissioners has determined the following conditions to be in the best interest of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the citizens of Collegedale. These conditions shall remain in effect as long as the property is zoned as stated in this ordinance. The Collegedale Board of Mayor and Commissioners do hereby establish the following as conditions of zoning said property to MU-TC (Mixed Use Town Center):

Conditions of Rezoning

19.54 Acre Tract of Hamilton County Tax Map 131 096.10 on Little Debbie Pkwy

1. Maintain a 35 foot wide undisturbed buffer along the western exterior property boundary line abutting the Stratford Place subdivision. In addition a 15 foot wide planted vegetative buffer with minimum 2 iper trees planted on 15 foot centers shall be located adjacent to the 35 foot undisturbed buffer for a total buffer width of 50 feet.
2. Construct and maintain a 6 foot high vinyl coated chain link along the western exterior property boundary line abutting the Stratford Place subdivision.
3. No apartment building shall be located closer than 55 feet to the western exterior property boundary line abutting the Stratford Place subdivision.
4. The maximum number of floors for each apartment building in this development is three stories, except buildings # 3, 7, 8, 9 and 11 may be a 3/4 split configuration. These 3/4 split building configurations shall be constructed per the requirements guidelines of the MU-TC ordinance. Should the height of these before mentioned buildings exceed the maximum building height allowed under MU-TC zoning, these subject buildings may be constructed only if a variance is granted by Collegedale Board of Zoning Appeals in accordance with the Collegedale Zoning Ordinance Section 18.03 (Exceptions to Height Limitations).
5. All lighting to be directed away from residential areas.
6. Exterior appearance of buildings shall conform to the Collegedale Commercial & Multifamily Residential Design Standards expected to be adopted by the city in May 2011.
7. Development shall be constructed with amenities including but not limited to a club house, pool, and children's playground area.
8. Private garbage pick-up shall be limited to occur only between the hours of 7:00 am to 7:00 pm Monday through Saturday.
9. There shall be one primary access into the development and one emergency access into the development. Both vehicular entrances shall maintain gated entrances for the primary entrance and for the emergency access to the development
10. The development on the 19.54 +/- acres will be restricted for an apartment development use only and the layout shall generally conform to the *Zoning Plan* dated March 31, 2011.
11. The development shall maintain a retention pond with fountain capable of providing detention for this site as well as a portion of the property presently zoned C-2.
12. Trash compacter shall be screened with similar materials used in the construction of the buildings onsite.
13. All apartment buildings utilized for occupancy shall be sprinkled for fire protection.
14. Air condition units shall be ground mounted.
15. A Traffic study shall be performed at developer's expense by an independent engineering company approved by the City of Collegedale to determine if any traffic control improvements are needed to be made to Little Debbie Parkway to accommodate the project. If a determination is made that improvements are necessary for this development, the developer will construct (or pay for the construction) of the same as determined by the independent engineering company and as approved by the City of Collegedale.
16. All applicable local, state, and federal regulations shall be complied with.

NOW, LET IT BE FURTHER ORDAINED, that this ordinance shall take effect fifteen (15) days following a public hearing and a final reading by the Collegedale Board of Mayor and Commissioners, the welfare of the City requiring it.

PASSED ON FIRST READING: _____

PASSED ON FINAL READING: _____

MAYOR OF COLLEGEDALE, TENNESSEE

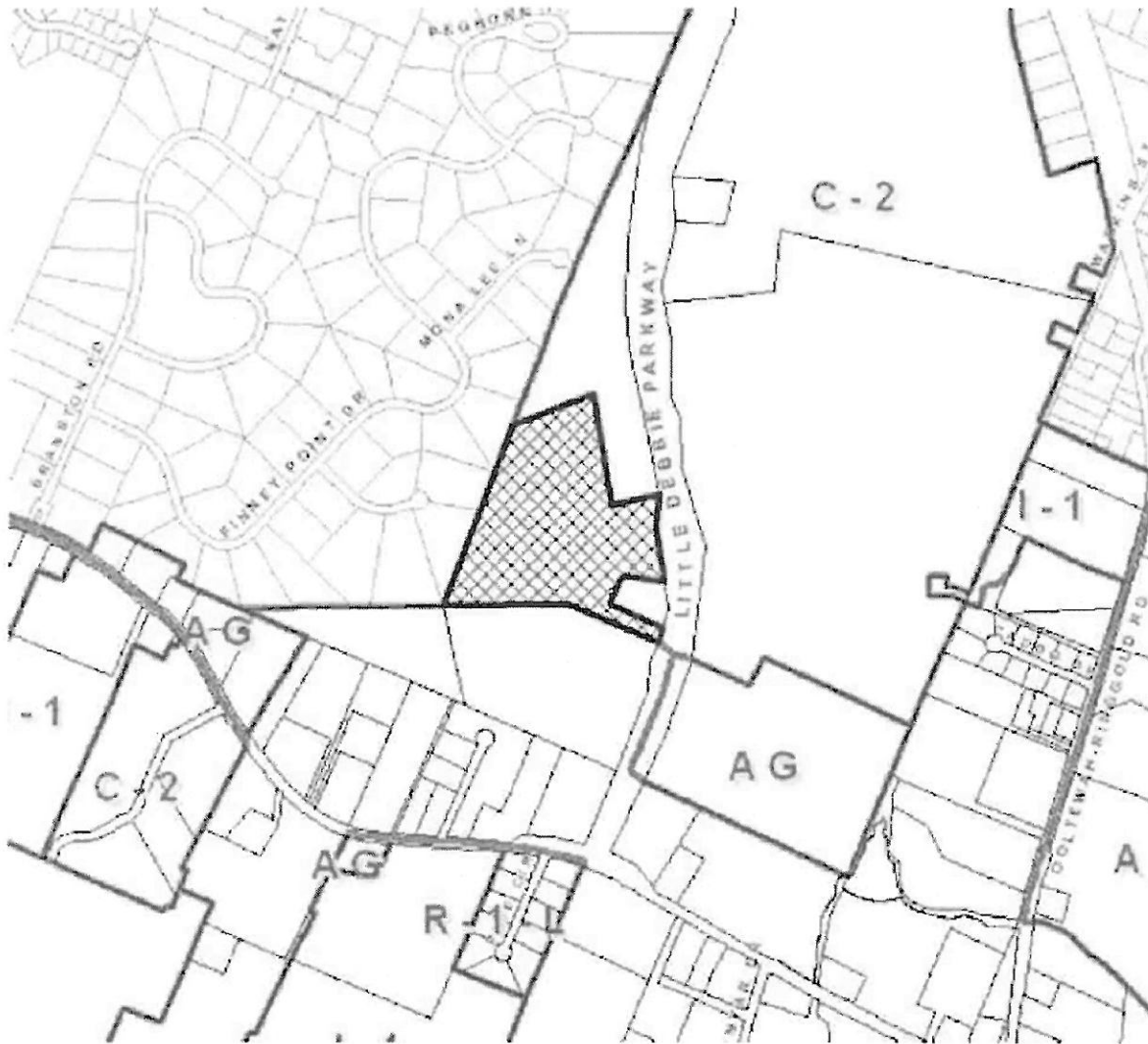
ATTEST: _____
CITY RECORDER

APPROVED AS TO FORM: _____
CITY ATTORNEY


PUBLIC HEARING DATE: _____

Collegedale, Tennessee

Proposed Integra Hills
Rezoning From C-2 to MU-TC
Ordinance No. _____



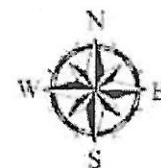
Legend


 Subject Area

Map Prepared By
Department of Economic and Community Development
Local Planning Assistance Office
Chattanooga, TN
Geographic Information Systems

This map is for planning purposes only.
This is not an engineering map.

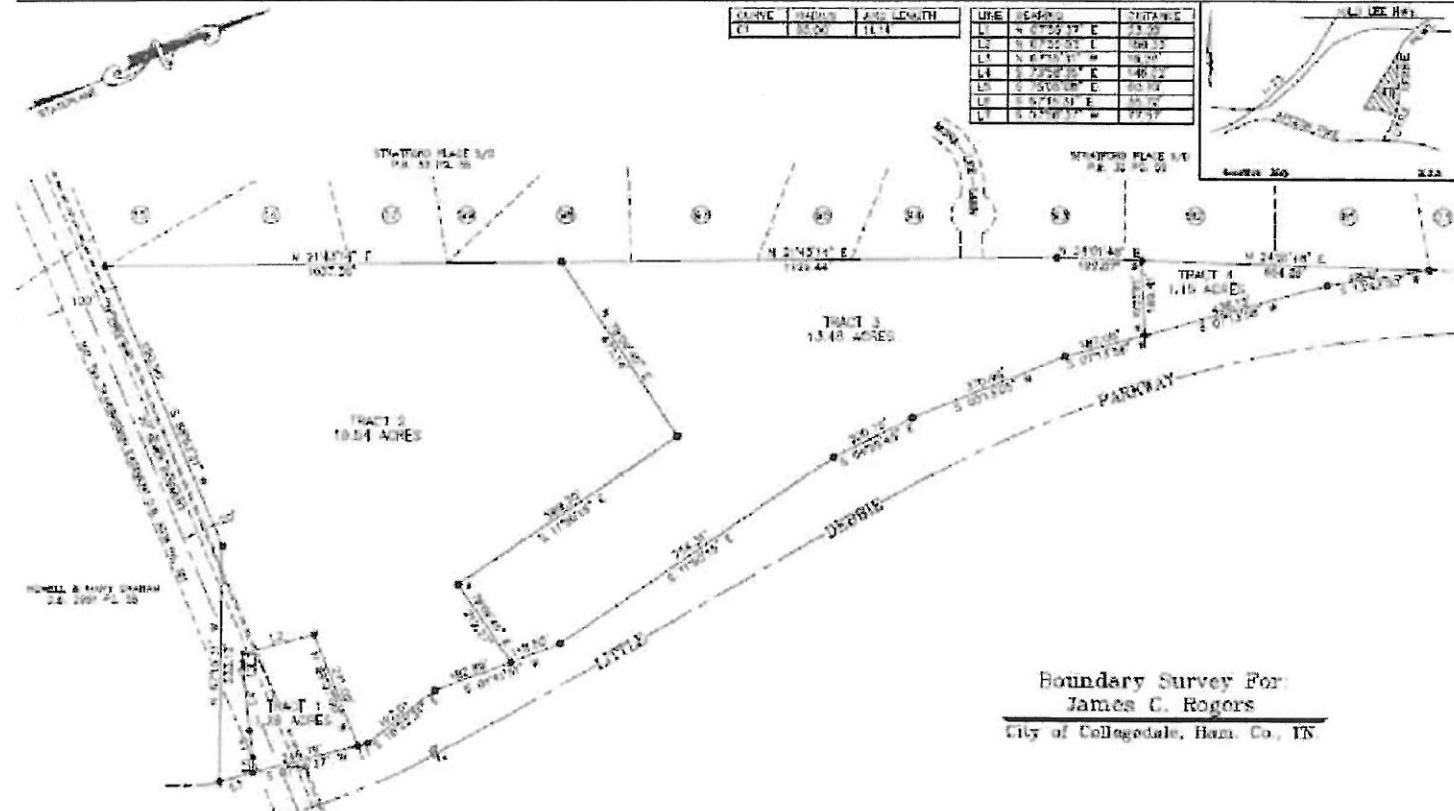
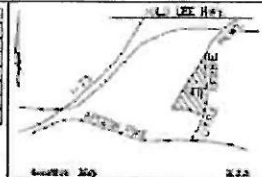
Source: LPAO & XXXX TNBMP Data



800 400 0 800
 Feet

CURVE	BEARING	ARC LENGTH
C1	S 89° 50' 00" E	11.74

LINE	BEARING	DISTANCE
L1	N 89° 50' 00" E	75.50
L2	S 89° 50' 00" E	100.00
L3	S 89° 50' 00" E	100.00
L4	S 89° 50' 00" E	100.00
L5	S 89° 50' 00" E	100.00
L6	S 89° 50' 00" E	100.00
L7	S 89° 50' 00" E	100.00



Boundary Survey For:
James C. Rogers
City of Collegedale, Ham. Co., TN.

CORNERSTONE
SURVEYING, LLC
7022 SNOW HILL ROAD
COLLEGEVALE, TN 37345
(423) 238-4002

I hereby certify that this is a Boundary Survey and that the same is prepared for the undivided survey in 1-17-2017 as shown herein. This plot is true and correct to the best of my knowledge and belief and was prepared by me or under my supervision from an actual field survey.

- Notes:
1. Surveyed pursuant to Map 131 Filed Oct. 10, 1978.
 2. This survey is subject to any right-of-way, easements and restrictions that may exist, although not shown on this survey.
 3. Current zoning: A-1.
 4. Location of TPA and Time Map Easement are noted on Drawing No. 16-000-01 dated Oct. 26, 1978 by Neil A. Traylor Engineering Assoc., Inc. as recorded in Vol. 2002 Pg. 27 R.O.A.S.

AS AD. 17-11
DATE 05-11-11
Scale 1"=200'
0' 200' 400' 600'

Tract A. Shaded 10.54 acres 10.54

ORDINANCE # 767

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING ORDINANCE TO
INCREASE PARKING REQUIREMENTS IN THE MU-TC MIXED USE
TOWN CENTER ZONING DISTRICT IN THE
CITY OF COLLEGEDALE, TENNESSEE**

WHEREAS, the City of Collegedale, Tennessee has adopted a zoning ordinance under authority granted in Tennessee Code Annotated (TCA) Section 13-7-201; and

WHEREAS, TCA Section 13-7-204 enables a municipality with the authority to amend zoning ordinances and maps; and

WHEREAS, pursuant to the requirements of TCA, Section 13-7-204, the Planning Commission has recommended this amendment to the Collegedale Board of Mayor and Commissioners, as herein described; and

WHEREAS, pursuant to the requirements of TCA, Section 13-7-203, the City of Collegedale conducted a public hearing subject to 15 days notice prior to the final reading and adoption of this ordinance herein described;

NOW THEREFORE BE IT ORDAINED, by the Board of Mayor and City Commissioners of the City of Collegedale, Tennessee, that

SECTION 1

Section 14.06 Parking Space Requirements in the Mixed Use Town Center Zoning District found in the Collegedale Zoning Ordinance shall be amended by deleting this section and replacing it with the following which increases the parking standards for residential uses:

Delete 14.06. PARKING SPACE REQUIREMENTS.

For residential uses, the parking requirement will be ~~one-half of the requirements listed in~~ Section 17.02 of this Ordinance. For non-residential uses, the parking requirement will be seventy-five (75) percent of the requirements listed in Section 17.02 of this Ordinance.

Replace 14.06. PARKING SPACE REQUIREMENTS.

For residential uses, the parking requirement will be the same as required in Section 17.02 of this Ordinance. For non-residential uses, the parking requirement will be seventy-five (75) percent of the requirements listed in Section 17.02 of this Ordinance.

NOW, LET IT BE FURTHER ORDAINED, that this ordinance shall take effect fifteen (15) days following final reading by the Collegedale Board of Mayor and Commissioners, the welfare of the City requiring it.

PASSED ON FIRST READING: _____

PASSED ON FINAL READING: _____

MAYOR OF COLLEGEDALE, TENNESSEE

ATTEST: _____
CITY RECORDER

APPROVED AS TO FORM: _____
CITY ATTORNEY

PUBLIC HEARING DATE: _____

ORDINANCE NO. 768

AN ORDINANCE TO ESTABLISH A DESIGN REVIEW COMMISSION SEPARATE FROM THE PLANNING COMMISSION TO ENFORCE COMMERCIAL AND MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS FOR THE CITY OF COLLEGEDALE, TENNESSEE

WHEREAS, Tennessee Code Annotated Section 6-54-133, enables municipalities to establish a Design Review Commission; and

WHEREAS, Tennessee Code Annotated Section 6-54-133, enables a municipality to adopt general guidelines for the exterior appearance of nonresidential property, multiple family residential property, and any entrance to a nonresidential development within the municipality; and

WHEREAS, the Collegedale Municipal Planning Commission acting as the Design Review Commission has recommended this ordinance creating a separate board to the Board of Mayor and Commissioners as permitted in Tennessee Code Annotated Section 6-54-133; and

WHEREAS, pursuant to the requirements of Tennessee Code Annotated, the City of Collegedale conducted a public hearing subject to at least fifteen (15) days notice prior to the final reading and adoption of the ordinance herein described;

NOW THEREFORE BE IT ORDAINED, by the Board of Mayor and Commissioners of the City of Collegedale, Tennessee, that

Section 1

The Collegedale Planning Commission shall no longer serve as the Design Review Commission. A separate five member board is hereby established and designated as the Collegedale Design Review Commission for the City of Collegedale, Tennessee. The Mayor shall appoint the members from the residents of the City in accordance with Tennessee Code Annotated 6-54-133. The authority of enforcing Commercial and Multi-Family Residential Design Standards is hereby delegated to the Collegedale Design Review Commission as permitted under Tennessee Code Annotated Section 6-54-133.

THEREFORE BE IT FURTHER ORDAINED, that this ordinance shall become effective fifteen (15) days after final reading and passage by the Collegedale Board of Mayor and City Commissioners, **THE PUBLIC WELFARE REQUIRING IT.**

PASSED ON FIRST READING: _____

PASSED ON FINAL READING: _____

MAYOR OF COLLEGEDALE, TENNESSEE

ATTEST: _____
CITY RECORDER

APPROVED AS TO FORM: _____
CITY ATTORNEY

PUBLIC HEARING DATE: _____